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THIS DRAFT INDICATES CHANGES
BY STRIKE THROUGHS AND
UNDERLINING. CHANGES
REFERENCED ARE TO THE PRIOR
DRAFT DATED OCTOBER 7, 2004.

IF THERE ARE NO SUCH MARKINGS,
NO CHANGES HAVE BEEN MADE TO
PRIOR DRAFT.

Deleted: 18

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ZONING CODE
CITY OF CORAL GABLES

Deleted: LAND DEVELOPMENT
REGULATIONS AND

Deleted: 2005

ARTICLE 1. GENERAL PROVISIONS

Deleted: (most of art 1)

Section 1-101.	Title
Section 1-102.	Authority
Section 1-103.	Purpose of LDRs
Section 1-104.	Jurisdiction and Applicability
Section 1-105.	Annexed Territory
Section 1-106.	Comprehensive Land Use Plan and Map
Section 1-107.	Official Zoning Map
Section 1-108.	Transitional Rules
Section 1-109.	Construction Rules
Section 1-110.	Severability

ARTICLE 2. DECISION MAKING AND ADMINISTRATIVE BODIES

Division 1. City Commission

Section 2-101.	Powers and Duties
----------------	-------------------

Division 2. Planning and Zoning Board

Deleted: (art 25)

Section 2-201.	Powers and Duties
Section 2-202.	Membership; Terms; Vacancies; Removal
Section 2-203.	Meetings; Quorum; Required Vote
Section 2-204.	Officers; Staff
Section 2-205.	Rules and Records

Division 3. Board of Architects

Deleted: (part of art 23)

Section 2-301.	Powers and Duties
Section 2-302.	Membership; Terms; Vacancies; Removal
Section 2-303.	Meetings; Quorum; Required vote
Section 2-304.	Officers; Staff
Section 2-305.	Rules and Records

Division 4. Board of Adjustment

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Section 2-401.	Powers and Duties
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1 Section 2-402. Membership; Terms; Vacancies; Removal
2 Section 2-403. Meetings; Quorum; Required Vote
3 Section 2-404. Officers; Staff
4 Section 2-405. Rules and Records

6 | **Division 5. Historic Preservation Board**

Deleted: (parts of art 31 and Chapter
11 of the City Code)

8 Section 2-501. Powers and Duties
9 Section 2-502. Membership; Terms; Vacancies; Removal
10 Section 2-503. Meetings, Quorum; Required Vote
11 Section 2-504. Officers; Staff
12 Section 2-505. Rules and Records

14 **Division 6. Code Enforcement Board**

16 Section 2-601. Powers and Duties
17 Section 2-602. Membership; Terms; Vacancies; Removal
18 Section 2-603. Meetings; Quorum; Required vote
19 Section 2-604. Officers; Staff
20 Section 2-605. Rules and Records

22 **Division 7. Administrative Decision Makers and Enforcement Officers**

24 Section 2-701. City Manager
25 Section 2-702. City Attorney
26 Section 2-703. Building and Zoning Department
27 Section 2-704. Planning Department
28 Section 2-705. Historic Resources Department and Historical
29 Preservation Officer
30 Section 2-706. City Architect
31 Section 2-707. Development Review Official
32 Section 2-708. Building Official
33 Section 2-709. City Engineer
34 Section 2-708. Code Enforcement Officer

36 **Division 8. Development Review Committee**

38 Section 2-801. Powers and Duties
39 Section 2-802. Membership
40 Section 2-803. Responsibilities/Meetings

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ARTICLE 3. DEVELOPMENT REVIEW

Division 1. Purpose and Applicability

Division 2. General Development Review Procedures

- Section 3-201. Pre-application Conference Required**
- Section 3-202. Application**
- Section 3-203. Determination of Completeness**
- Section 3-204. Review by Development Review Committee**
- Section 3-205. Permitted Uses**
- Section 3-206. Building Permit**
- Section 3-207. Zoning Permit**
- Section 3-208. Certificate of Use**
- Section 3-209. Resubmission of Application Affecting Same Property**

Division 3. Uniform Notice and Procedure for Public Hearing

- Section 3-301. Applicability**
- Section 3-302. Notice**
- Section 3-303. Quasi-Judicial Procedures**

Division 4. Conditional Uses

- Section 3-401. Purpose and Applicability**
- Section 3-402. General Procedures**
- Section 3-403. Application**
- Section 3-404. Staff Review, Report and Recommendation**
- Section 3-405. Board of Architects Review and Recommendation**
- Section 3-406. Decision of Development Review Official – Minor Conditional Uses**
- Section 3-407. Standards for Approval of Minor Conditional Uses**
- Section 3-408. Appeal of Approval of Minor Conditional Use**
- Section 3-409. Planning and Zoning Board Decision – Major Conditional Uses**
- Section 3-410. Appeal of Major Conditional Use**
- Section 3-411. City Commission Decision – Appeal of Major Conditional Uses**
- Section 3-412. Standards for Review**
- Section 3-413. Effect of Decision**
- Section 3-414. Changes to Conditional Use Approvals**
- Section 3-415. Expiration of Approval**

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1			
2	Division 5. Planned Area Development		Deleted: (art. 9)
3			
4	Section 3-501.	Purpose and Applicability.	
5	Section 3-502.	Standards and Criteria	
6	Section 3-503.	Required Findings	
7	Section 3-504.	Binding Nature of Approval for a PAD	
8	Section 3-504.	Time Limit on Approval.	
9			
10	Division 6. Appeals		Deleted: (art 26) 31-4.11a.
11			
12	Section 3-601.	Purpose and Applicability	
13	Section 3-602.	General Procedures	
14	Section 3-603.	Administrative Appeals	
15	Section 3-604.	Appeals from negative concurrency determinations	
16	Section 3-605.	Appeals from decisions of the Board of Architects or the	
17		Administrative Review Committee	
18	Section 3-606.	Appeals from decisions of the Board of Adjustment,	
19		Planning and Zoning Board and Historic Preservation	
20		Board (3058, 3134, 3193)	
21	Section 3-607.	Procedures for Appeals	
22	Section 3-608.	Appeals from decision of the City Commission	
23	Section 3-609.	Postponement of Appeals of the Board of Adjustment,	
24		Planning and Zoning Board, Board of Architects, or	
25		Administrative Review Committee	
26			
27	Division 7. Moratorium		Deleted: (art 10)
28			
29	Section 3-701.	Purpose and Applicability	
30	Section 3-702.	Zoning in Progress Request	
31	Section 3-703.	City Commission Zoning in Progress Resolution Review	
32		and Decision	
33	Section 3-704.	Effect of Zoning in Progress Resolution	
34	Section 3-705.	City Staff Review, Report and Recommendation	
35	Section 3-706.	Planning and Zoning Board Review and Recommendation	
36	Section 3-707.	City Commission Review and Decision	
37	Section 3-708.	Waivers	
38	Section 3-709.	Exemptions	
39	Section 3-710.	Variances, change of zoning or tentative plats during	
40		moratoria	Deleted: (21-22; 24-7, 8, 9 10,) 31-4.18, 31-5.1
41			Deleted: 18
42	Division 8. Variances		Deleted: 17
43			Deleted: 17

1	Section 3-801.	Purpose and Applicability
2	Section 3-802.	General Procedures
3	Section 3-803.	Application
4	Section 3-804.	City Staff Review, Report and Recommendation
5	Section 3-805.	Review, Hearing and Decision on Variances
6	Section 3-806.	Standards for Variances
7	Section 3-807.	Time Limit for Variances
8	Section 3-808.	Effect of Decision
9	Section 3-809.	Appeals

Division 9. Submission of Land Plats

Deleted: (portions of art 12)

13	Section 3-901.	Purpose and Applicability
14	Section 3-902.	Tentative Plat
15	Section 3-903.	Final Plat
16	Section 3-904.	Variance of Subdivision Requirements

Division 10. Transfer of Development Rights (TDR's)

Deleted: (sec. 11-12)

20	Section 3-1001.	Purpose and Applicability
21	Section 3-1002.	Certificate of Transferable Development Rights
22	Section 3-1003.	Use of Transferred Development Rights (TDR) on
23		Receiving Properties
24	Section 3-1004.	Approval of Use of TDRs on Receiver Sites as Major
25		Conditional Use
26	Section 3-1005.	Approval of Transfers, Restrictions on Affected
27		Properties

Division 11. Historic Preservation: Designation and Certificates of Appropriateness

Deleted: (portions of art 31)

31	Section 3-1101.	Purpose
32	Section 3-1102.	Criteria for Designation of Historic Landmarks or Historic
33		Districts
34	Section 3-1103.	Designation Procedures
35	Section 3-1104.	Procedures for Review of National Register Properties
36	Section 3-1105.	Certificates of Appropriateness
37	Section 3-1106.	Demolition
38	Section 3-1107.	Moving of Existing Improvements
39	Section 3-1108.	Removal or Destruction of Existing Landscape Features.
40	Section 3-1109.	Construction, Excavation or Other Disturbance in
41		Archaeological Zones
42	Section 3-1110.	Reconstruction of Destroyed Historic Landmarks.
43	Section 3-1111.	Variances

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- Section 3-1112. Transfer of Development Rights
- Section 3-1113. Undue Economic Hardship
- Section 3-1114. Unsafe Structures
- Section 3-1115. Emergency Conditions

Division 12. Abandonment and Vacations of Non-Fee Interests

- Section 3-1201. Purpose and Applicability
- Section 3-1202. Application
- Section 3-1203. Standards
- Section 3-1204. Staff Review, Report and Recommendation
- Section 3-1205. Planning and Zoning Board Review and Recommendation
- Section 3-1206. City Commission Review and Decision
- Section 3-1207. Effect of Vacation or Abandonment
- Section 3-1208. Publication and Recording of Abandonment

Division 13. Concurrency Review and Impact Fees

Deleted: (Chapter 7.5 of the City Code)

- Section 3-1301. Purpose and Applicability
- Section 3-1302. Concurrency Review Required
- Section 3-1303. Application
- Section 3-1304. Staff Review and Determination
- Section 3-1305. Concurrency Review Criteria
- Section 3-1306. Concurrency Manual
- Section 3-1307. Impact Fees
- Section 3-1308. Appeals

Deleted: 7

Division 14. Amendments to Text of LDRs and Changes to the Official Zoning Map

- Section 3-1401. Purpose and Applicability
- Section 3-1402. Application
- Section 3-1403. Standards for Applicant-Initiated District Boundary Changes
- Section 3-1404. Standards for Text Amendments to these LDRs and for City Initiated District Boundary Changes
- Section 3-1405. City Staff Review, Report and Recommendation
- Section 3-1406. Local Planning Agency Review and Recommendation
- Section 3-1407. City Commission Review and Decision

Division 15. Comprehensive Land Use Plan: Map and Text Amendments

- Section 3-1501. Purpose and Applicability
- Section 3-1502. Comprehensive Land Use Plan Amendment Cycles

Deleted: 18

Deleted: 17

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1	Section 3-1503.	Application
2	Section 3-1504.	Conditions of Approval
3	Section 3-1505.	City Staff Review, Report and Recommendation
4	Section 3-1506.	Local Planning Agency Review and Recommendation
5	Section 3-1507.	Transmittal Hearing
6	Section 3-1508.	DCA Objections, Recommendations, and Comments.
7	Section 3-1509.	Adoption Hearing
8	Section 3-1510.	Transmittal of Adopted Amendments
9	Section 3-1511.	Compliance Agreements

Division 16. Developments of Regional Impact

13	Section 3-1601.	Purpose and Applicability
14	Section 3-1602.	Application
15	Section 3-1603.	Standards for Review of Developments of Regional Impact
17	Section 3-1604.	City Staff Review, Report and Recommendation
18	Section 3-1605.	Local Planning Agency Review and Recommendation
19	Section 3-1606.	City Commission Review and Decision

Division 17. Protection of Landowner's Rights; Relief from Inordinate Burdens

23	Section 3-1701.	Purpose and Applicability
24	Section 3-1702.	Application
25	Section 3-1703.	Guidelines
26	Section 3-1704.	Staff Review, Report and Recommendation
27	Section 3-1706.	City Commission Review and Decision; Execution of Dispute Resolution Agreement
28		
29	Section 3-1707.	Effect of Dispute Resolution Agreement
30	Section 3-1708.	Recording of Dispute Resolution Agreement

Division 18. Protection of Landowner's Rights; Vested Rights Determinations

34	Section 3-1801.	Purpose and Applicability
35	Section 3-1802.	Application
36	Section 3-1803.	Standards
37	Section 3-1804.	Staff Review, Report and Recommendation
38	Section 3-1805.	City Commission Review and Decision
39	Section 3-1806.	Effect of Vested Rights Determination

Division 19. Development Agreements

43	Section 3-1901.	Purpose and Applicability
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Section 3-1902.	Application
Section 3-1903.	Staff Review and Report
Section 3-1904.	Planning and Zoning Board Review
Section 3-1905.	City Commission Review
Section 3-1906.	Standards for Review
Section 3-1907.	Contents of Development Agreement/Recording
Section 3-1908.	Effect of Decision
Section 3-1909.	Changes to Development Agreements
Section 3-1910.	Expiration or Revocation of Approval

Division 20. Affordable housing (Reserved)

ARTICLE 4. ZONING DISTRICTS

Division 1. Residential Districts

Section 4-101.	Single Family 1 (SF 1) District
	A. Purpose
	B. Permitted Uses
	C. Minor Conditional Uses
	D. Performance Standards
Section 4-102.	Single Family 2 (SF 2) District
	A. Purpose
	B. Permitted Uses
	C. Minor Conditional Uses
	D. Performance Standards
Section 4-103.	Multi-family – 1 District
Section 4-104.	Multi-family – 2 District

Division 2. Overlay and Special Purpose Districts

Section 4-201.	Mixed Use District
Section 4-202.	University of Miami Campus Area Development District (UMCAD)
Section 4-203.	Downtown Overlay District
Section 4-204.	Special Use District
Section 4-205.	P-District

Deleted: (3-5)

Deleted: (art 30)

Deleted: (3-8)

Division 3. Nonresidential Districts

Section 4-301.	Commercial Limited District
Section 4-302.	Commercial District
Section 4-303.	Industrial District

Deleted: 18

Deleted: 17

Deleted: 17

Division 4. Prohibited Uses

Deleted: (art 8)

- Section 4-401. Uses prohibited
- Section 4-402. Prohibited uses, certain streets (2622)
- Section 4-403. Business outside a building
- Section 4-404. Used car lots
- Section 4-405. Adult book store, adult motion picture theater and
massage salon
- Section 4-406. Fortune tellers, etc.
- Section 4-407. Laundries
- Section 4-408. Houseboats
- Section 4-409. Recreational vehicle
- Section 4-410. Tents or detached screened enclosures
- Section 4-411. Parking in residential areas
- Section 4-412. Trucks, trailers, commercial vehicles, and recreational
vehicles--Parking upon streets and public places
- Section 4-413. Boats and boat trailers
- Section 4-414. Wild animals and reptiles, keeping
- Section 4-415. Domestic animal and fowl
- Section 4-416. Possession, harboring, sheltering or keeping of cats and
dogs

ARTICLE 5. DEVELOPMENT STANDARDS

Division 1. Accessory Uses

Deleted: (art 5)

- Section 5-101. General
- Section 5-102. Accessory Living Quarters
- Section 5-103. Boat House and/or Boat Slip
- Section 5-104. Cabana
- Section 5-105. Drive Throughs and Walk-Ups
- Section 5-106. Emergency Preparedness Shelter
- Section 5-107. Greenhouse
- Section 5-108. Guesthouse
- Section 5-109. Moveable Pavers
- Section 5-110. Playhouse
- Section 5-111. Private Swimming Pool
- Section 5-112. Recreational Equipment
- Section 5-113. Restaurant, Open Air
- Section 5-114. Screened Enclosures
- Section 5-115. Storage Building and/or Utility Room

Deleted: 18

Deleted: 17

Deleted: 17

1	Section 5-116.	Tennis Courts	
2	Section 5-117.	Trellises	Deleted: Wood Decks
3	Section 5-118.	Wood Decks	Deleted: Trellis
4			
5	Division 2.	Automobile Service Stations	Deleted: (art 19)
6			
7	Section 5-201.	Minimum Requirements	
8	Section 5-202.	Sanitary Facilities	
9	Section 5-203.	Miscellaneous Requirements	
10			
11	Division 3.	Awnings and Canopies	Deleted: (art 20) (see deleted portions of definitions in Article 8)
12			
13	Section 5-301.	General	
14	Section 5-302	Standards	
15			
16	Division 4.	Clearing, Filling and Excavation	Deleted: (sec. 21-10)
17			
18	Division 5.	Coral Gables Cottage Regulations	Deleted: (art 29)
19			
20	Section 5-501.	Purpose and Applicability	
21	Section 5-502.	Criteria for Designation as a Coral Gables Cottage	
22	Section 5-503.	Incentives for Existing Development	
23			Deleted: Division 6... Reserved
24			Deleted: 7
25			Deleted: (art. 15, 21-29; 21-1,2; 21-15,16,17, 28)
26	Division 6.	Design Review Standards	Deleted: 7
27			Deleted: 7
28	Section 5-601.	Purpose and Applicability	Deleted: 7
29	Section 5-602.	Design Review Standards	Deleted: 7
30	Section 5-603.	Architectural Style	Deleted: 7
31	Section 5-604.	Duplication of Elevations and/or Exterior Architectural Design	Deleted: 7
32			Deleted: 7
33	Section 5-605.	Coral Gables Mediterranean Style Design Standards	Deleted: 7
34			Deleted: 7
35	Section 5-606.	Coral Gables Mediterranean Architecture Design	Deleted: 7
36	Section 5-607.	Time Limitation of Approvals	Deleted: 7
37	Section 5-608.	Exterior Walls--Material and Color	Deleted: 7
38	Section 5-609.	Exterior Walls--Facing Materials	Deleted: 7
39	Section 5-610.	Railings on Exterior Balconies	Deleted: 7
40	Section 5-611.	Dormer Windows	Deleted: 7
41	Section 5-612.	Wind Break Panels	Deleted: 18
42	Section 5-613.	Prefabricated Fireplace Chimneys	Deleted: 17
43			Deleted: 17

1			Deleted: 8
2	Division 7.	Distance Requirements	Deleted: (sec. 21-6, 7) (19-2?)
3			Deleted: 8
4	Section 5-701	Purpose and Applicability	Deleted: 8
5	Section 5-702.	Sale of Alcoholic Beverages and Liquors	Deleted: 8
6	Section 5-703.	Adult Book Store, Adult Motion Picture Theater and	Deleted: 8
7		Massage Salon	Deleted: 8
8	Section 5-704.	Automobile Service Stations	Deleted: 9
9			Deleted: (art. 17, 5-16, sec 21-3)
10			Deleted: 9
11	Division 8.	Docks, Wharves, Mooring Piles, Watercraft Moorings	Deleted: 9
12			Deleted: 9
13	Section 5-801.	Purpose and Applicability	Deleted: 9
14	Section 5-802.	Docks, Wharves and Mooring Piles--Canals, Lakes, or	Deleted: 9
15		Waterways	Deleted: 9
16	Section 5-803.	Docks and Mooring Piles--Biscayne Bay	Deleted: 9
17	Section 5-804.	Mooring of Watercraft	Deleted: Division 10. . Driveways
18	Section 5-805.	Davits, Watercraft Lifts and Floating Watercraft Lifts	(sec. 21-4 and 5)¶
19	Section 5-806.	Bulkheads and Retaining Walls	Deleted: 11
20			Deleted: and
21			Deleted: (3-12)
22			Deleted: 11
23	Division 9.	Group Homes, Assisted Living and Child Care	Deleted: 11
24			Deleted: 2
25	Section 5-901.	General	Deleted: (6-5)
26	Section 5-902.	Assisted Living Facilities	Deleted: 2
27			Deleted: 2
28	Division 10.	Heliport and Helistops	Deleted: 3
29			Deleted: (parts of art 16, 21-14; 21-
30	Section 5-1001.	Purpose and Applicability	27)
31	Section 5-1002.	Heliport and Helistop Standards	Deleted: 13
32			Deleted: 13
33	Division 11.	Landscaping	Deleted: 13
34			Deleted: 13
35	Section 5-1101.	Purpose	Deleted: 13
36	Section 5-1102.	Applicability	Deleted: 13
37	Section 5-1103.	Exemptions	Deleted: 13
38	Section 5-1104.	Minimum Requirements and Conflicts	Deleted: 13
39	Section 5-1105.	Installation	Deleted: 13
40	Section 5-1106.	Maintenance	Deleted: 13
41	Section 5-1107.	Plant Material	Deleted: 18
42	Section 5-1108.	Shade Tree Setbacks	Deleted: 17
43	Section 5-1109.	Rights-of-Way Improvements	Deleted: 17

1	Section 5-1110.	Rights-of-Way Planting Requirements	Deleted: 13
2	Section 5-1111.	Structural Soil	Deleted: 13
3	Section 5-1112.	Landscaping of Vehicular Use Areas	Deleted: 13
4	Section 5-1113.	Vehicular Use Areas – Additional Required Landscaping	Deleted: 13
5		Adjacent to Public Right-of-Way	
6	Section 5-1114.	Vehicular Use Areas – Perimeter Landscaping Relating to	Deleted: 13
7		Abutting Properties	
8	Section 5-1115.	Automobile Service Stations	Deleted: 13
9	Section 5-1116.	Installation of Rock Yards	Deleted: 13
10	Section 5-1117.	Movable Planters	Deleted: 13
11	Section 5-1118.	Credit for Existing Plant Material	Deleted: 13
12	Section 5-1119.	Preservation of Existing Landscaping	Deleted: 13
13			
14	Division 12.	Lighting	Deleted: 4
15			Deleted: (sec. 21-25)
16	Section 5-1201.	Purpose and Applicability	Deleted: 4
17	Section 5-1202.	Outdoor Lighting Permitted with Standards	Deleted: 4
18			Deleted: 5
19	Division 13.	Miscellaneous Construction Requirements	Deleted: (sections 21-20)
20			Deleted: 5
21	Section 5-1301.	Minimum Standards.	Deleted: 6
22			Deleted: and
23	Division 14.	Parking, Loading and Driveway Requirements	Deleted: (art. 13)
24			Deleted: 6
25	Section 5-1401.	Purpose and Applicability	Deleted: 6
26	Section 5-1402.	General Standards for Parking and Loading and Vehicular	Deleted: 6
27		Use Areas	Deleted: 6
28	Section 5-1403.	Illumination of Parking Areas	Deleted: 6
29	Section 5-1404.	Common Driveways and Remote Off-Street Parking	Deleted: 6
30	Section 5-1405.	Required Parking	Deleted: 6
31	Section 5-1406.	Off-Street Loading	Deleted: 7
32	Section 5-1407.	Required Driveways	Deleted: (parts of art 12)
33	Section 5-1408.	Visibility of Driveway Entrances and Street Intersections	Deleted: 17
34			Deleted: 17
35	Division 15.	Platting Standards	Deleted: 17
36			Deleted: 17
37	Section 5-1501.	Purpose and Applicability	Deleted: 17
38	Section 5-1502.	Bulkhead Line	Deleted: 17
39	Section 5-1503.	Street Design	Deleted: 17
40	Section 5-1504.	Alleys	Deleted: 17
41	Section 5-1505.	Easement Dimensions	Deleted: 18
42	Section 5-1506.	Blocks	Deleted: 17
43	Section 5-1507.	Lots	Deleted: 17

1	Section 5-1508.	Public Sites and Open Spaces	Deleted: 17
2	Section 5-1509.	Standards for Subdivision Improvements	Deleted: 17
3	Section 5-1510.	Utility Easements	Deleted: 17
4	Section 5-1511.	Construction Standards	Deleted: 17
5	Section 5-1512.	Improvements or Bond Required	Deleted: 17
6	Section 5-1513.	Certificate of Insurance and Indemnification of City	Deleted: 17
7	Section 5-1514.	Supplemental Subdivision Building Site and Design	Deleted: 17
8		Standards	Deleted: 17
9			Deleted: 8
10	Division 16.	Roofs	Deleted: (art 14)
11			Deleted: 18
12	Section 5-1601.	Roofs—General	Deleted: 18
13	Section 5-1602.	Flat roofs without a parapet	Deleted: 18
14	Section 5-1603.	Flat roofs with an eighteen (18) inch parapet	Deleted: 18
15	Section 5-1604.	Roofs for commercial buildings	Deleted: 18
16	Section 5-1605.	Pitched roofs--Material	Deleted: 18
17	Section 5-1606.	Flat roofs--Material	Deleted: 18
18	Section 5-1607.	Plastic, fiberglass, glass and aluminum roofs	Deleted: 18
19	Section 5-1608.	Skylights	Deleted: 18
20	Section 5-1609.	Roof projections	Deleted: 18
21	Section 5-1610.	Trussed rafters	Deleted: 18
22	Section 5-1611.	Tile roof pitch	Deleted: 18
23			Deleted: 9
24	Division 17.	Sanitation Facilities	Deleted: (sec. 21-23)
25			Deleted: 9
26	Section 5-1701.	Air conditioning	Deleted: 9
27	Section 5-1702.	Commercial trash containers	Deleted: 20
28			Deleted: (sections 21-11, 12, ... [1])
29	Division 18.	Screening	Deleted: 20
30			Deleted: 20
31	Section 5-1801.	Solar water heaters and equipment	Deleted: 20
32	Section 5-1802.	Screening of rooftop equipment	Deleted: 20
33	Section 5-1803.	Screening or storage areas	Deleted: 20
34	Section 5-1804.	Air-conditioning units and equipment, and other types of	Deleted: 21
35		mechanical equipment or apparatus installed on or	Deleted: (art 18)
36		attached to premises.	Deleted: 21
37			Deleted: 21
38	Division 19.	Signs	Deleted: 21
39			Deleted: 21
40	Section 5-1901.	Purpose and Applicability	Deleted: 18
41	Section 5-1902.	Required Signs	Deleted: 17
42	Section 5-1903.	Prohibited Signs and Sign Elements	Deleted: 17
43	Section 5-1904.	General sign design and location standards	Deleted: 17

1	Section 5-1905.	Illumination standards	Deleted: 21
2	Section 5-1906.	On premises sign standards	Deleted: 21
3	Section 5-1907.	Detached Signs, Permanent	Deleted: 21
4	Section 5-1908.	Temporary signs, 45-day	Deleted: 21
5	Section 5-1909.	Temporary signs, 120-day	Deleted: 21
6	Section 5-1910.	Temporary window signs, 14-day	Deleted: 21
7	Section 5-1911.	Temporary window signs, 30-day	Deleted: 21
8	Section 5-1912.	Temporary substitutes for permanent signs	Deleted: 21
9	Section 5-1913.	Encroachments Over Public Rights-of-Way	Deleted: 21
10			Deleted: 21
11	Division 20.	Telecommunications [Reserved]	Deleted: 2...(sec. 11-11, 6-13, 6-12, 6-10, 6-11) ... [2]
12			
13	Division 21.	Temporary Uses	Deleted: 3...(sec. 21-9, 8, 6-6, 6-7, 6-9, 6-15, 6-17) ... [3]
14			
15	Section 5-2101.	Purpose	Deleted: 3
16	Section 5-2102.	Carnival	Deleted: 3
17	Section 5-2103.	Open Lot Christmas Tree Sales	Deleted: 3
18	Section 5-2104.	Garage Sale	Deleted: 3
19	Section 5-2105.	Commercial Photography in Residential Districts	Deleted: 3
20	Section 5-2106.	Fund Raising Car Washes	Deleted: 3
21	Section 5-2107.	Temporary Construction and/or Field Office	Deleted: 3
22	Section 5-2108.	Temporary Land Development Sales Office	Deleted: 3
23			Deleted: 3
24			Deleted: Division 24. . Reserved
25	Division 22.	Underground Utilities	Deleted: ¶ 5 ... [4]
26			
27	Section 5-2201.	Requirement for Utilities to be Provided Underground	Deleted: 5
28			
29	Division 23.	Unity of Title and Declaration of Restrictive Covenant in Lieu thereof	Deleted: 6...(3518) ... [5]
30			
31	Section 5-2301.	Purpose and Applicability	Deleted: 6
32	Section 5-2302.	Unity of Title	Deleted: 6
33	Section 5-2303.	Declaration of Restrictive Covenant in Lieu of a Unity of Title	Deleted: 6
34			
35			
36	Division 24.	Walls and Fences	Deleted: 7...(parts of art 16) ... [6]
37			Deleted: 7
38	Section 5-2401.	Materials and Specifications	Deleted: 7
39	Section 5-2402.	Location	Deleted: 7...(2705, 2991, 343) ... [7]
40	Section 5-2403.	Height	Deleted: 7
41	Section 5-2404.	Walls and Fences in Public Utility Easement Areas	Deleted: 18
42			Deleted: 17
43			Deleted: 17

ARTICLE 6. NONCONFORMITIES

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Division 1. General

Section 6-101. Purpose and Applicability

Division 2. Nonconforming Uses

Section 6-201. Continuation of Nonconforming Uses

Section 6-202. Extension or Expansion of Nonconforming Use

**Section 6-203. Change From One Nonconforming Use to Another
Nonconforming Use**

Section 6-204. Nuisances and Hazards Prohibited

Section 6-205. Discontinuance of Nonconforming Use

Division 3. Nonconforming Structures

Section 6-301. Continuation of Nonconforming Structures

Section 6-302. Destruction of Nonconforming Structures

Section 6-303. Alterations to Nonconforming Structures

Division 4. Nonconforming Signs

Section 6-401. Continuation of Nonconforming Signs

**Section 6-402. Alteration or Relocation of Nonconforming Signs or
Buildings or Structures upon which they are Mounted**

Section 6-403. Nonconforming Signs on Contributing Historic Structures

Section 6-404. Discontinuance of Nonconforming Signs

Section 6-405. Destruction of Nonconforming Signs

Section 6-406. Nuisances and Hazards Prohibited

Division 5. Nonconforming Accessory Uses and Accessory Structures

**Section 6-501. Termination after Termination of Principal Use or
Structure**

Section 6-502. Substantial Improvement to Principal Use or Structure

Division 6. Termination of Status as a Nonconformity

Section 6-601. General

Section 6-602. Standards for Terminating Nonconforming Status

Division 7. Non-permitted enclosed garages

Deleted: 18

Deleted: 17

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Section 6-701. Purpose
Section 6-702. Limited Compliance Period
Section 6-703. Requirements and Conditions

ARTICLE 7. VIOLATIONS, ENFORCEMENT AND PENALTIES

Deleted: (27, 31-5-10, 31-5-11 some of 22)

Division 1. Purpose

Section 7-101. Purpose and Applicability

Division 2. Violations and Penalties

Section 7-201. Violations

Section 7-202. Persons Liable for Violations

Division 3. Code Enforcement Adjudication

Section 7-301. Code Enforcement Adjudication

Section 7-302. Penalties for Violations

Division 4. Effect of Code Violations on Building Permits

Section 7-401. Administrative Stop-Work Orders

Section 7-402. Stay of Development Approvals

Division 5. Curing Violations Through Subsequent Approvals

Section 7-501. Variances

Division 6. Reporting Violations; Investigations; Notice of Violation

Section 7-601. Reporting Violation; Investigations

Section 7-602. Minor Violations; Notice and Reinspection

Section 7-603. Violations; Notice and Reinspection

Section 7-604. Repeat Violations

Section 7-605. Continuous Violations

Deleted: (art 2 and relevant portions of Part II of City Code, Chap.1 and relocated definitions from numerous other sections of the existing zoning code.)¶

ARTICLE 8. DEFINITIONS

Deleted: 18

APPENDIX A Site Specific Regulations

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APPENDIX B

APPENDIX C

Mediterranean Design Guidelines

Foundation Map

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Page 15: [7] Deleted 7	Ruth Ellen Ludlow	2/13/2005 5:38:00 PM
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